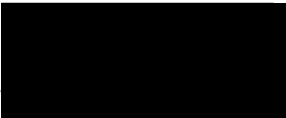
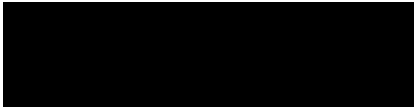


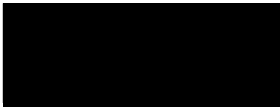
Foundation Planning Condition Response

Lower Road, Breachwood Green, Hitchin

Date: 18.09.2026
Project No. 205409
Response Reference: 205409-SWH-ZZ-XX-T-S-9001
Revision: 01

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Civil
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CDM
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Sustainability
and BREEAM



Traffic and
Transport



Flood Risk
Assessments



Highway
Engineering



Event
Engineering

Issue and Amendment Record:

Revision	Comment/Amendment	Prepared	Reviewed	Approved	Date
00	First Response	GG	TS	JD	28.08.2026
01	Strip Footing Foundation	GG	TS	JD	18.09.2026

Contents

1.0	Introduction	4
2.0	Proposed Solution	4
3.0	Conclusion	5
4.0	Appendices	6

1.0 Introduction

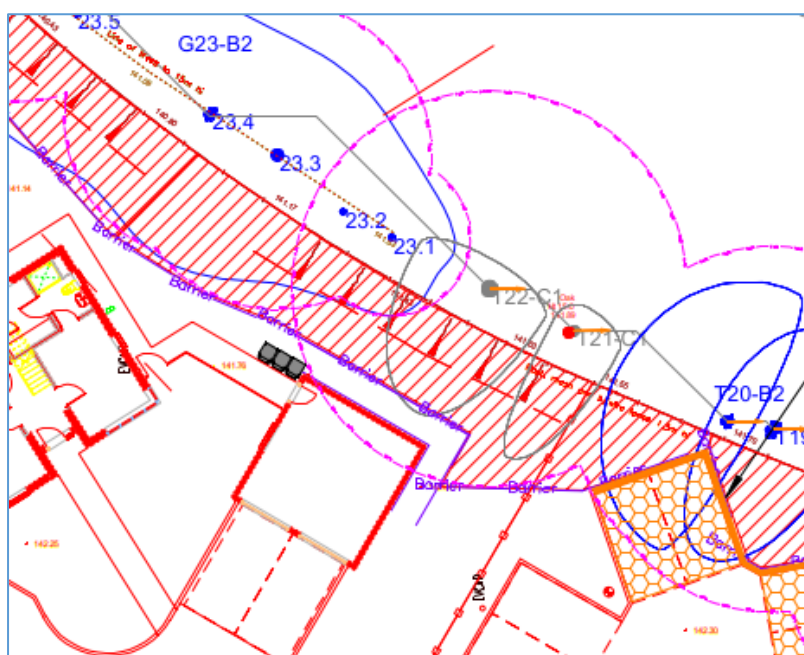
- 1.1** This document is in response to Planning Condition 14 which relates to the proposed car garage foundation design adjacent to the existing tree.

14. Details of the foundation layout, type and depth for 'Plot 4 Garage' of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will not have an unacceptable impact upon the adjacent woodland and to comply with Policy NE4 of the North Hertfordshire Local Plan 2011 to 2031.

2.0 Proposed Solution

- 2.1** The arboricultural report prepared by Mark Harrison and dated 25 October 2022 identified a nearby mature tree whose Root Protection Area (RPA) extends into the proposed development area.
- 2.2** The tree root protection zone (RPZ) is indicated as approximately 10m for T22-C1. See extract below.



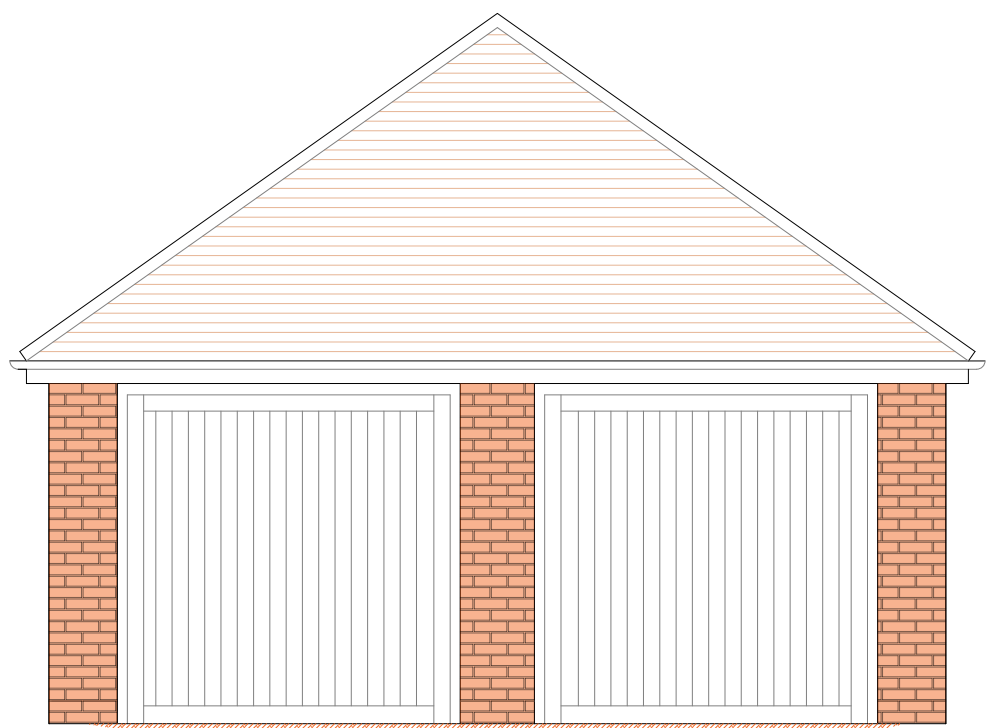
- 2.3** As outlined in the arboricultural report, only the RPZ of T22-C1 lies within the extent of the proposed car garage for Plot 4.
- 2.4** Following our structural review of the tree RPZ, a foundation solution has been developed to mitigate the impact on the tree roots of the adjacent Oak tree.
- 2.5** To ensure compliance with the requirements of Condition 14 and to minimise potential impacts on the adjacent woodland, the chosen foundation solution comprises deep strip footings with a suspended slab incorporating anti-heave measures. The footings do not extend into the tree root zone, as shown on the enclosed drawing to Appendix A.
- 2.6** In accordance with NHBC Chapter 4.2 guidance, the strip foundations will be founded at a minimum depth of approximately 2.5m below existing ground level. The foundations have been positioned such that they terminate outside the identified Root Protection Area of T22-C1.
- 2.7** Within the area where the garage footprint overlaps the tree RPA, the floor slab will span and cantilever beyond the supported portion of the structure, avoiding the need for intrusive deep excavation within the RPZ. This approach significantly reduces the potential for disturbance to existing tree roots.
- 2.8** The suspended slab will incorporate suitable anti-heave measures beneath the structure to accommodate potential ground movement associated with the adjacent mature oak tree. By preventing foundation excavation within the RPA and limiting disturbance to existing roots, the proposed arrangement provides an appropriate balance between arboriculturally protection and structural performance.

3.0 Conclusion

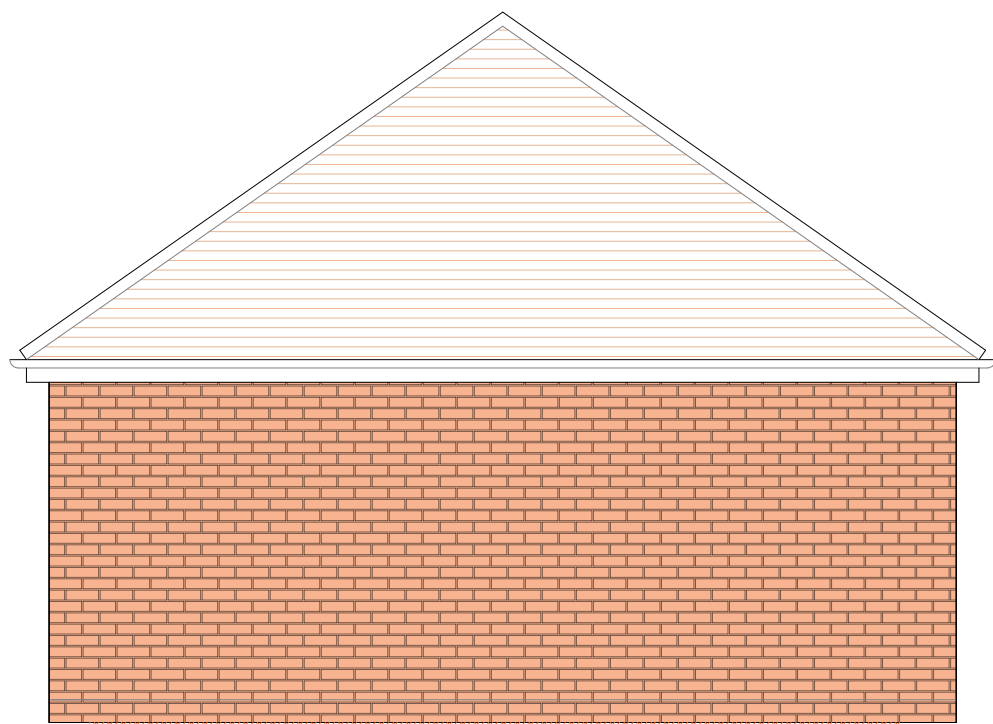
- 3.1** The above indicates that, from a structural perspective, a strip footing foundation is a suitable structural solution that can be employed to mitigate the impact on the RPA adjacent to the existing oak tree and this will be incorporated into the detailed design.

4.0 Appendices

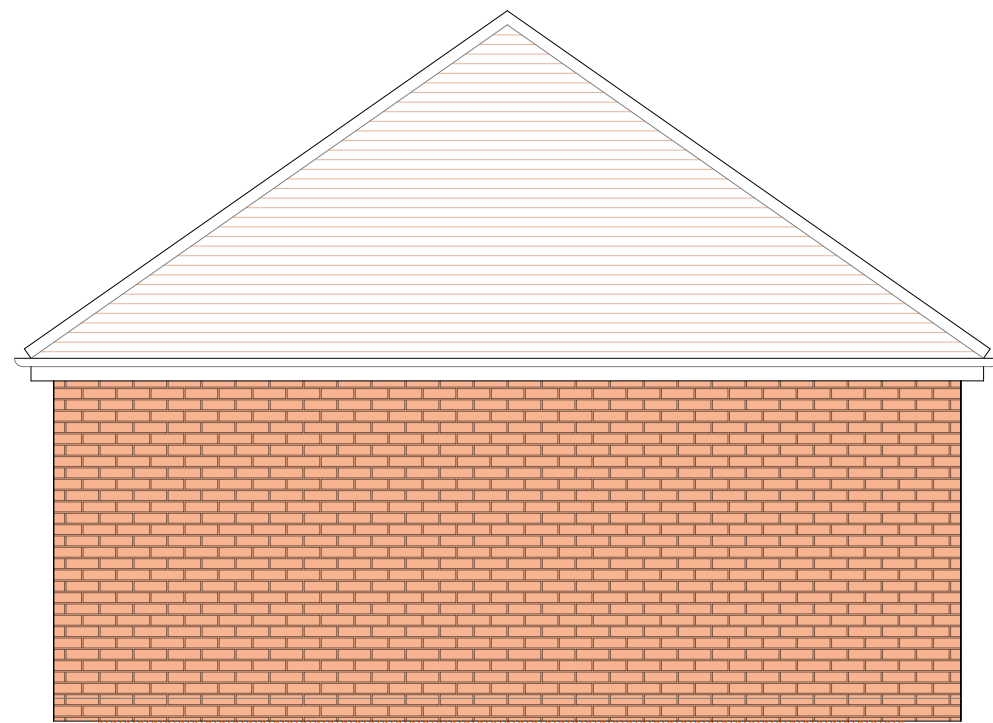
Appendix A: Strip Footing Foundation Drawing



FRONT ELEVATION
(1:50)



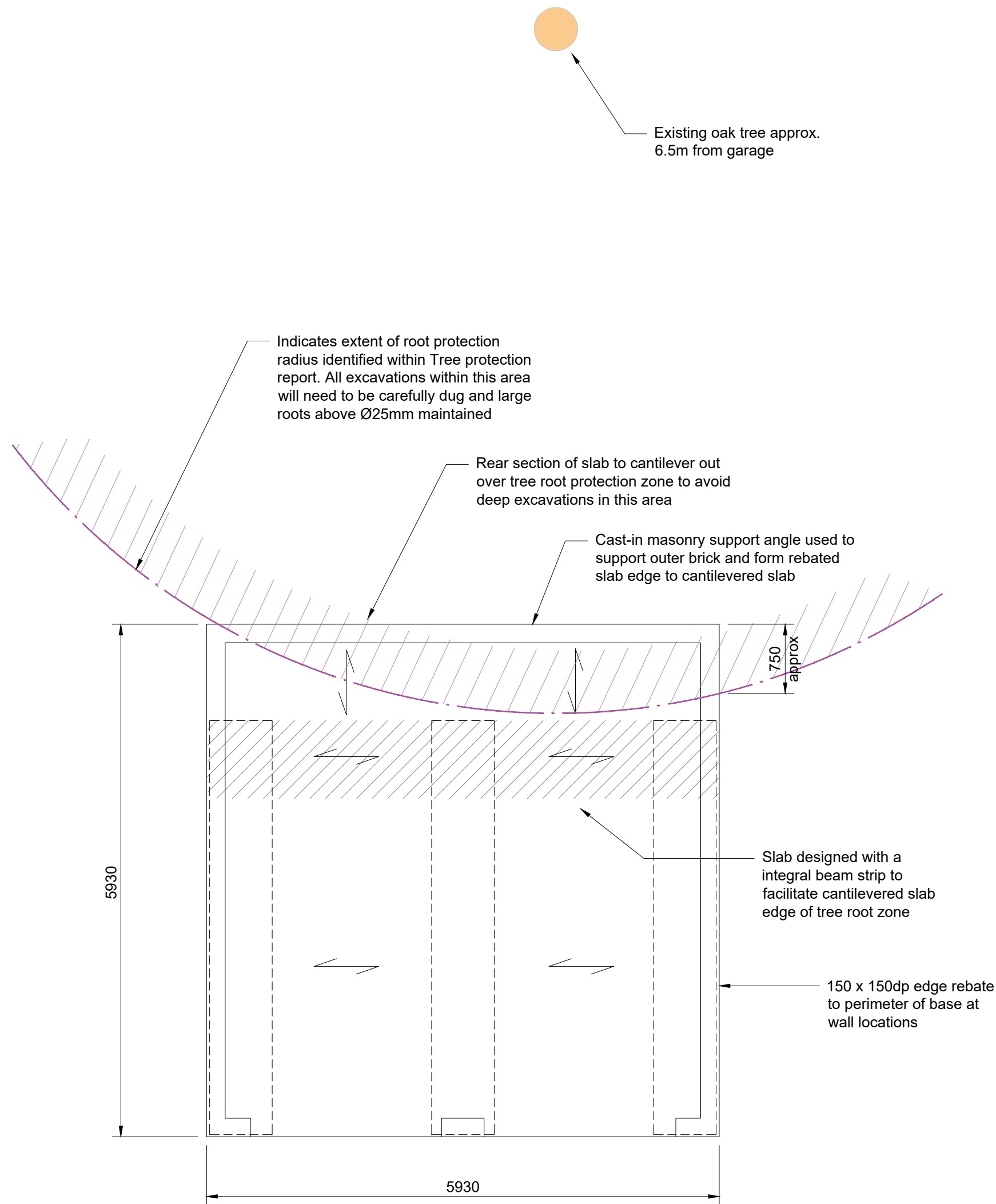
SIDE ELEVATION 1
(1:50)



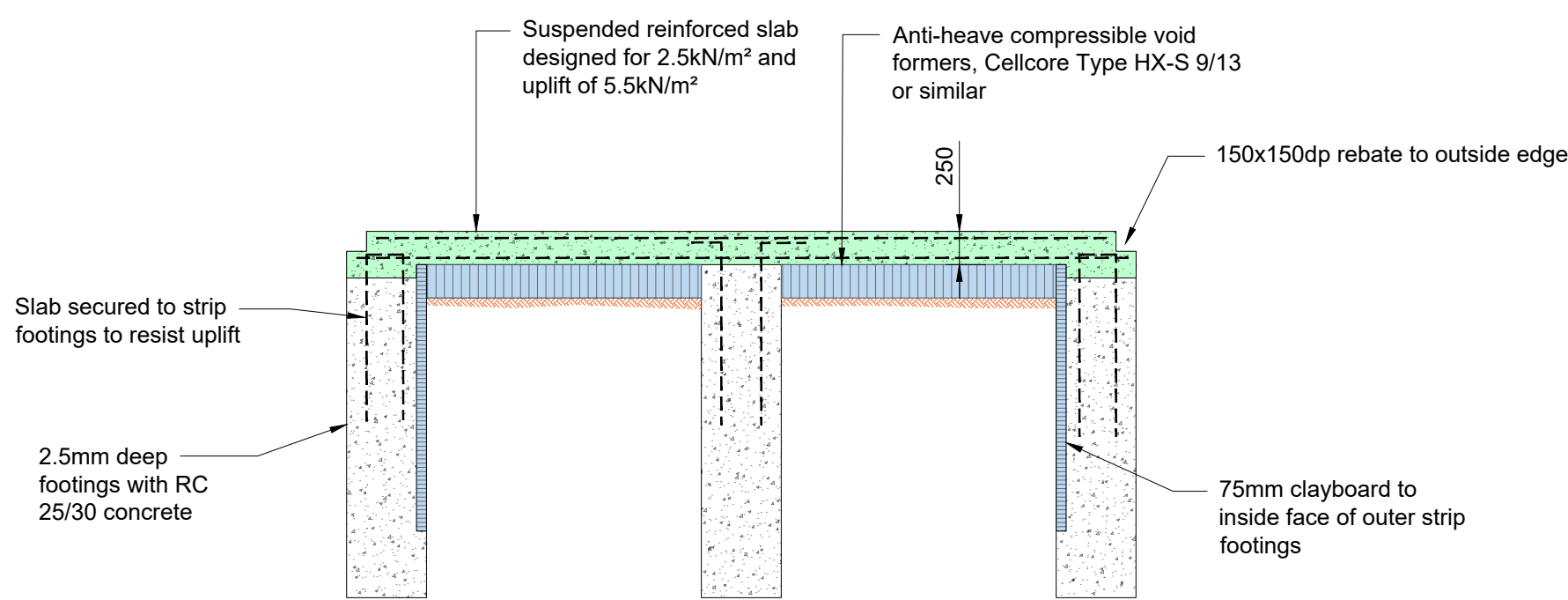
REAR ELEVATION
(1:50)



SIDE ELEVATION 2
(1:50)



STRIP FOOTING PLAN VIEW
(1:50)

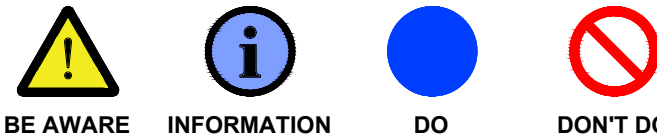


STRIP FOOTING FOUNDATION SECTION
(1:50)

Notes

- STRUCTURAL OPTION INDICATED IS ILLUSTRATIVE TO HELP INDICATE STRUCTURAL OPTION TO AVOID SUBSTANTIVE DIGGING WITHIN TREE ROOT PROTECTION ZONE.
- THE PROPOSED DETAILS ARE OUTLINE DESIGN TO DEMONSTRATE THAT THERE IS A FEASIBLE STRUCTURAL OPTION THAT CAN BE IMPLEMENTED.
- FINAL DETAILS ARE SUBJECT TO DETAILED DESIGN AND RECEIPT OF THE PHASE II GEO-ENV SITE INVESTIGATION REPORT AND ITS RECOMMENDATIONS ON THE SUITABILITY OF THE GROUND TO IMPLEMENT USE OF STRIP FOOTINGS

HAZARDS LEADING TO UNUSUAL OR SIGNIFICANT RISKS DURING THE CONSTRUCTION PROCESS ARE IDENTIFIED ON THIS DRAWING AS:



NOTE: THE LIST BELOW IDENTIFIES CERTAIN RISKS WHICH ARE DEEMED TO BE UNUSUAL, ABNORMAL OR UNEXPECTED TO A COMPETENT CONTRACTOR CARRYING OUT WORK OF THIS NATURE BUT DOES NOT COVER ALL POSSIBLE SITUATIONS WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION PROCESS. IT IS THEREFORE THE MAIN CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY FURTHER RISKS/HAZARDS AND TAKE APPROPRIATE ACTION.

RISKS/HAZARDS SPECIFIC TO THIS DRAWING:

PRELIMINARY - NOT FOR CONSTRUCTION

P02	PRELIMINARY	GG	TS	TS	18.09.2026
P01	PRELIMINARY	GG	TS	TS	27.08.2026
Rev.	Amendment	Dm.	Chkd.	Appd.	Date

Project
LAND AT LOWER ROAD,
BREACHWOOD GREEN,
HITCHIN

Outline Car Garage
Strip Footing Foundation

Client MR & MRS LONG	SWH Project No. 205409
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Scale at A1 - 1:50 205409-SWH-ZZ-00-D-S-0001	P02
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DO NOT SCALE FROM THIS DRAWING

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